



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, JUNE 16, 2010 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

FRANK MIZNER, Chair

RANDY CARTER Vice Chair
BETH COONS
LISA HUDSON

CHELL ROBERTS
VINCE DIBELLA
BRAD ARNETT

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the July 1, 2010 City Council meeting. At that time, City Council will establish July 8, 2010, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. CONSIDER THE MINUTES FROM THE MAY 19, 2010 STUDY SESSION AND REGULAR HEARING:

B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:

- *1. **Z10-17 (District 6)** 1915 South Power Road. Located north of Baseline and east of Power Road. (7.9± acres). District 6. Site Plan Modification. This request will allow for the development of a fueling station in association with an existing grocery store in the C-2 district. Jeff Guyette, Fry's Food Stores, owner; Dan Filuk, KDF Architectural Group, applicant.

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approved

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z10-16 (District 5)** 6003 East Arbor Avenue. Located north of Broadway Road and east of Recker Road (1.36± acres). District 5. Rezone from C-3 to R-4 and Site Plan Review. This request will allow the expansion of an existing Assisted Living facility. Arbor Rose LLC, owner; Arbor Rose LLC, applicant.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

2. **Z10-18 (District 6)** The Northwest Corner and Southwest Corner of Hawes and Ray Roads. (16± acres). District 6. Rezone from AG to C-2 PAD and approval of Design Guidelines for Gateway Park. This request will allow for the development of a mixed use project within the Phoenix Mesa Gateway Airport/Campus. Mesa Airport Growth Properties LLC, owner; Susan Demmitt, Beus, Gilbert, PLLC, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE DESERT UPLANDS DESIGN GUIDELINES:

1. Desert Uplands Design Guidelines

P&Z Recommendation: Approval as proposed

F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

1. Review and discuss the Zoning Code Update

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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